

## **MEETING MINUTES, PLANNING COMMISSION, SEPTEMBER 8, 2008**

**Present:** Trent Pohlar, Phil Tinkle, Brent Corey, Bettina Settles, Alford Kessinger, Carmen Madsen, Duane O'Neal, Tom Bridges, Tom McClain, Ed Ferguson, Planning Director; Shawna Koons-Davis, City Attorney; Janice Nix, Recording Secretary

The meeting was called to order at 7:00 p.m. by Trent Pohlar, President.

### **PREVIOUS MINUTES**

August 25<sup>th</sup> – Settles moved to approve the minutes as mailed, with confirmation of the name of Tim Thunell, seconded by Madsen. Vote for **approval** was unanimous, 7-0. **Motion carried.**

### **NEW BUSINESS**

**Docket PC2008-035 – Primary Plat – Emerson Office Park II** – Commercial Subdivision located on east side of Emerson, south of County Line Rd. (Frick Farm) – Gateway Associates, LLC, applicant; Northpointe Surveying, representing.

Commission member Bridges arrived at this time.

Donna Smithers, Northpointe Surveying; and Ken Zumstein, Greg Allen & Associates; came forward and were sworn. Packets outlining the project were distributed. Smithers stated this portion of Emerson Office Parke II is being called out as Block A at this time. It contains a total of 27 acres. All utilities are already located at the site. Ingress and egress easements will be provided for future development to the north. The property is zoned C-2.

Commission member McClain arrived at this time.

Tinkle moved to approve PC2008-035, subject to the recommendations of the Tech Committee being met, seconded by Settles. Vote for **approval** was unanimous, 8-0, with one abstention (McClain) **Motion carried.**

**Docket PC2008-031 – Waiver Request – Close Subdivision** – 825 E. Worthville Rd. – requesting waiver of sidewalk installation – Shandra Swails, petitioner; Northpointe Surveying, representing.

Donna Smithers, Northpointe Surveying; came forward and was sworn. Sidewalk waiver request is for along Worthville Road. Smithers explained that installation of a sidewalk is in the proposed City plans for the improvement to Worthville Road. If a sidewalk is installed with this subdivision it would have to be removed to complete the improvements to Worthville and then be replaced.

Bridges moved that the request of Shandra Swails for a waiver from the requirements of the Greenwood Subdivision Control Ordinance, Greenwood Municipal Code Sec. 10-515 Sidewalks, Subsections 20.15.01 through 20.15.03, that specify that a sidewalk shall be constructed along every residential or commercial lot, be approved, and that the Plan Commission find that the criteria set forth by Greenwood Municipal Code Sec 10-501, 20.02.02, for the approval of the waiver has been met for the reasons set forth in Ms. Swail's written waiver request and as presented, seconded by Settles. Vote for **approval** was unanimous, 9-0. **Motion carried.**

### **ANNOUNCEMENTS/REPORTS**

Commission member O'Neal inquired about the status of the house on Stradford Court that was ordered to be removed as an unsafe building. It is in the process of being taken care of.

O'Neal moved to adjourn, seconded by Madsen. Vote for approval was unanimous, 9-0. Motion carried. Meeting adjourned at 7:10 p.m.

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Janice Nix  
Recording Secretary

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Trent Pohlar  
President